

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Mitarm Close, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$887,500

Property Type

House

Suburb

Mount Evelyn

Period - From

11/03/2025

to

10/03/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/3 Snowball Av MOUNT EVELYN 3796	\$770,000	14/02/2026
2	63 Bailey Rd MOUNT EVELYN 3796	\$743,800	24/09/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/03/2026 15:25



 3  1  1

Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
11/03/2025 - 10/03/2026: \$887,500

Comparable Properties



1/3 Snowball Av MOUNT EVELYN 3796 (REI)

Agent Comments

 3  2  2

Price: \$770,000
Method: Private Sale
Date: 14/02/2026
Property Type: House
Land Size: 213 sqm approx



63 Bailey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  1  2

Price: \$743,800
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 938 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.